

Cordell 73632

ZIP code · OK · Oklahoma > Washita County

BALANCED MARKET

\$85K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

52

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



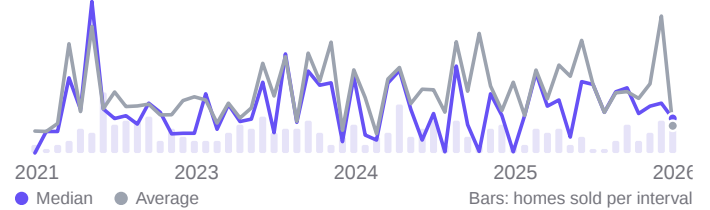
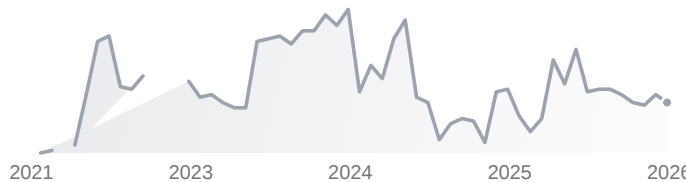
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$70K · Average \$58K

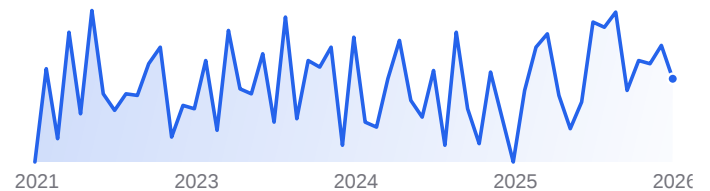
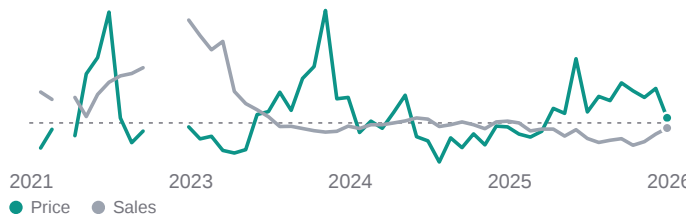


Growth (year over year)

Price +8.5% · Sales -8.8%

Price per square foot

\$62/ft²

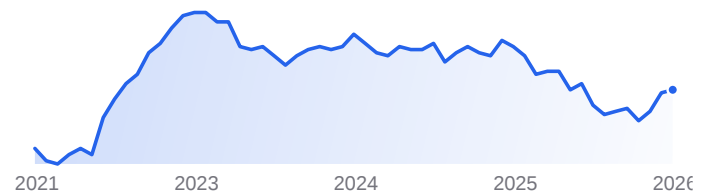
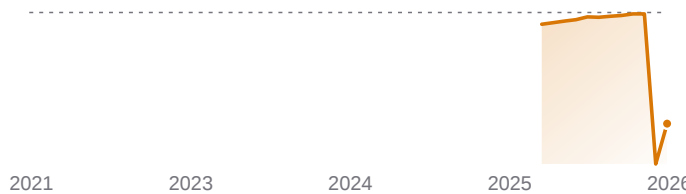


Sale premium vs estimated value

-25.4%

Annual turnover (share of homes sold)

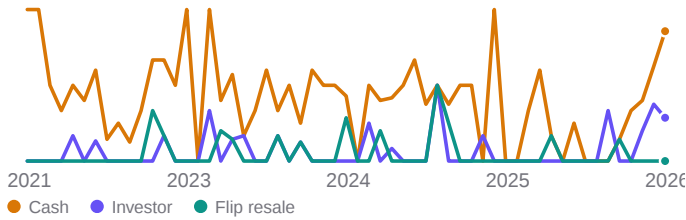
3.5%



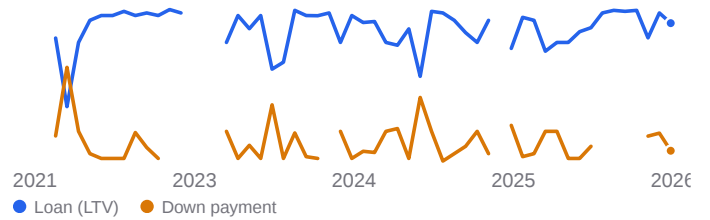
BUYERS & OUTCOMES

Buyer mix

Cash 86% · Investor 29% · Flip resale 0%

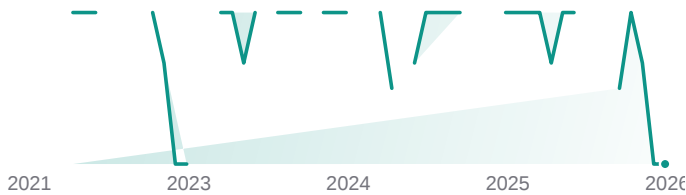


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



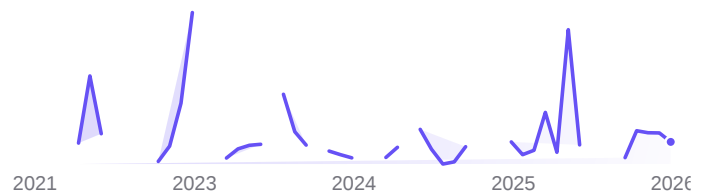
Sellers who sold at a gain

0%



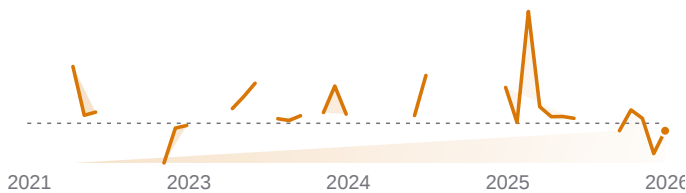
Typical hold before selling

2.7 yrs



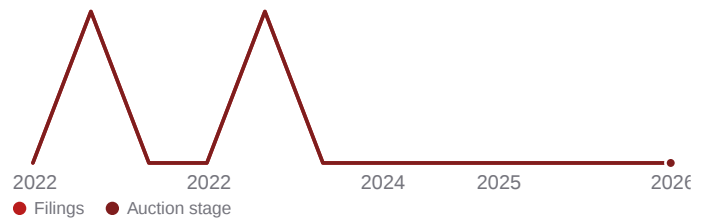
Median annualized return at resale

-4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,492
Median value (AVM)	\$108K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1958
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	2,748
Density	18 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	64
Homes occupied	83%
Bachelor's or higher	17%
Poverty rate	6.2%
Unemployment	0.8%
Average temp	61°F
Annual precip	30 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.